

MINUTES
Regular Meeting
DOWNTOWN DESIGN COMMISSION

April 17, 2025 – 9:30 a.m.
Municipal Building, City Council Chamber

The meeting of the Oklahoma City Downtown Design Commission was called to order in the City Council Chamber, 3rd Floor of the Municipal Building, 200 N. Walker Avenue, Oklahoma City, Oklahoma, at 9:30 a.m. and adjourned at 10:35 a.m. The agenda for the meeting was filed with the City Clerk of The City of Oklahoma City and posted on the Council bulletin board 24 hours prior to the meeting.

I. Call To Order

A. Roll Call

Members Present: Justin Brannon, Chair
Kayla Copeland, Vice-Chair
Anthony Blatt
Mariana Sarur
Eric Schmid

Staff Present: Katie Friddle, Principal Planner
Laura Griggs, Senior Planner
Steven Barker, Assistant Municipal Counselor
Keith Daniels, Administrative Assistant

II. Approval of Minutes

A. March 20, 2025, Meeting.

Motion: Blatt / Copeland to **accept** the minutes of the March 20th, 2025, Downtown Design Commission meeting.

Ayes: Blatt, Brannon, Copeland, Sarur, Schmid

Nays: None.

Absent: None.

Abstained: None.

Action: **ACCEPTED**

III. Cases Withdrawn

A. None.

IV. Continuance Requests

A. None.

V. Consent Docket (Anyone may request individual consideration of a consent item.)

Bricktown Cases

A. **BCA-25-00003 at 500 E Sheridan Avenue** (Bricktown). Application by Jon Jenkins, Dalmarc Signs, for Ronnye Farmer, Criterion Development Group, LLC, to: 1. Install attached wall sign at the west elevation.

Motion: Blatt / Copeland to **approve** the Consent Docket on the basis that the projects listed comply with the regulations and guidelines of the relevant zoning ordinances.

Ayes: Blatt, Brannon, Copeland, Sarur, Schmid
Nays: None.
Absent: None.
Abstained: None.
Action: APPROVED

VI. Cases for Individual Consideration

A. **DTCA-25-00009 R1 at 718 W Main Street** (DBD). Application by Dawson McNeill, City of Oklahoma City Public Works Department, for Michael Stroope, Business Manager, City of Oklahoma City Police Department, to: 1. Parking Lot:
a. Resurface existing parking lot (variance required from regulation requiring installation of landscaping).

Ryan Concha spoke on this case.

Motion: Blatt / Copeland to **approve DTCA-25-00009 R1** on the basis that the project complies with the regulations and guidelines of the Downtown Design District zoning ordinance as referenced in Section C and D of the Staff Report **with the conditions** that:

- a) the applicant meets the minimum parking space size requirements, minimum drive aisle width requirements and minimum number of ADA space requirements (regular spaces: minimum width 8.5' and minimum length 18'; ADA spaces: minimum width 11' and minimum length 18', with a minimum 5' wide adjacent clear aisle; minimum 2-way drive aisle width of 24'; and minimum 1 ADA space per 25 parking spaces); and

- b) the applicant installs landscaping and street trees at the corner between the fence and the sidewalk, and installs street trees along Main Street between the sidewalk and the curb (details to be agreed upon with staff).

Ayes: Blatt, Brannon, Copeland, Sarur, Schmid
Nays: None.
Absent: None.
Abstained: None.
Action: APPROVED WITH CONDITIONS

- B. DTCA-25-00025 at 12 & 14 E Park Place (DTD-1).** Application by Darin Miller, OK Tenth Partners, to: 1. Demolition: a. Demolish both buildings, walks and drive.

Cody Pistalka spoke on this case.

Motion: Blatt / Sarur to **continue DTCA-25-00025** to the June 20, 2025, meeting of the Downtown Design Commission **with the condition** that:

- a) The applicant submit a structural report that the structure is not salvageable and is a threat to the health, safety and welfare of the public, and not in keeping with the intent of long-term development of this property.

Ayes: Blatt, Brannon, Copeland, Sarur, Schmid
Nays: None.
Absent: None.
Abstained: None.
Action: CONTINUED TO JUNE 20, 2025, MEETING WITH CONDITIONS

- C. DTCA-25-00026 at 809 W Main Street (DTD-2).** Application by Dawson McNeill, City of Oklahoma City Public Works Department, for Michael Stroope, Business Manager, City of Oklahoma City Police Department, to: 1. Parking Lot: a. Resurface existing parking lot (variance required from regulation requiring installation of landscaping).

Motion: Copeland / Sarur to **approve DTCA-25-00026** on the basis that the project complies with the regulations and guidelines of the Downtown Design District zoning ordinance as referenced in Section C and D of the Staff Report **with the conditions** that:

- a) the applicant meets the minimum parking space size requirements, minimum drive aisle width requirements and minimum number of ADA space requirements (regular spaces: minimum width 8.5' and minimum length 18'; ADA spaces: minimum width 11' and minimum length 18', with

a minimum 5' wide adjacent clear aisle; minimum 2-way drive aisle width of 24'; and minimum 1 ADA space per 25 parking spaces); and

- b) the applicant installs street trees along Main Street between the sidewalk and the curb (details to be agreed upon with staff).

Ayes: Blatt, Brannon, Copeland, Sarur, Schmid
Nays: None.
Absent: None.
Abstained: None.
Action: APPROVED WITH CONDITIONS

- D. DTCA-25-00027 at 115 Harrison Avenue (DBD).** Application by Jordan Armstrong, G&S Sign Services, for Debbie Miller, Public Works Director, City of Oklahoma City Public Works Department, to: 1. Signage: a. Install freestanding sign (variance required from prohibition of signs in the right-of-way and from maximum size allowed for a freestanding sign).

Barry Lodge spoke on this case.

Motion: Schmid / Blatt to **approve DTCA-25-00027** on the basis that the project complies with the regulations and guidelines of the Downtown Design District zoning ordinance as referenced in Section C and D of the Staff Report **with the condition** that:

- a) the applicant obtains a variance from the Board of Adjustment from the prohibition of signs in the right-of-way and from the maximum size of a monument sign.

Ayes: Blatt, Brannon, Copeland, Sarur, Schmid
Nays: None.
Absent: None.
Abstained: None.
Action: APPROVED WITH CONDITIONS

Motion: Schmid / Blatt to **provide a recommendation of approval of DTCA-25-00027** to the Board of Adjustment for a variance from the prohibition of signs in the right-of-way and from the maximum size of a monument sign.

Ayes: Blatt, Brannon, Copeland, Sarur, Schmid
Nays: None.
Absent: None.
Abstained: None.
Action: RECOMMENDED APPROVAL

VII. Other Business

- A. CE-01140 at 400 NW 10th Street, et al (DBD).** Consideration and possible action on an application by Mark W Zitzow, Johnson & Associates on behalf of Midtown Renaissance to provide a recommendation to the Planning Commission regarding a request to close W Park Pl between N Harvey Ave and N Robinson Ave, and close a portion of the right-of-way of NW 10th St between N Walker Ave and N Hudson Ave, N Hudson Ave between NW 10th St and NW 9th St, and NW 9th St between N Walker Ave and N Hudson Ave.

Mark Zitzow spoke on this case.

Motion: Blatt / Schmid to **provide a recommendation of approval of DTCA-25-00027** to the Planning Commission for the request to close the platted right-of-way for W Park Pl between N Harvey Ave and N Robinson Ave, and close a portion of the right-of-way of NW 10th St between N Walker Ave and N Hudson Ave, N Hudson Ave between NW 10th St and NW 9th St, and NW 9th St between N Walker Ave and N Hudson Ave, **with the condition** that:

- a) the owner/developer provides to the City of Oklahoma City easements for any existing public sidewalks to allow for continued use by the general public.

Ayes: Blatt, Brannon, Copeland, Sarur, Schmid

Nays: None.

Absent: None.

Abstained: None.

Action: RECOMMENDED APPROVAL WITH CONDITIONS

VIII. Communications and Reports

A. Administrative Approvals

Downtown Cases:

- 1. DTCA-24-00072 at 1116 N Robinson Avenue (DTD-1).** Application by Chad Bullock, G&S Sign Services for Gary B Homsey, SAAD Enterprises, LLC, to: 1. Change face on existing billboard; and 2. Install blade sign.
- 2. DTCA-24-00079 R1 at 616 N Walnut Avenue (DBD).** Application by Rand Elliott, Rand Elliott Architects, for Kenton Tsoodle, OCURA, to: Revise entrance monument to be perpendicular to adjacent roadway instead of parallel, and be a 2-sided sign.

3. **DTCA-24-00092 R1 at 59 N Robinson Avenue (DBD).** Application by Paul Lefebvre, Williams, Box, Forshee & Bullard, PC, for Kenton Tsoodle, OKC Urban Renewal Authority, to: 1. Revise layout, reduce height of stone walls, and add two stone monument signs.
4. **DTCA-25-00001 R1 at 321 NW 8th Street (DBD).** Application by Matthew Sebacher, Tamashii LLC dba Tamashii Ramen House, for Brendon Bartsch, Oklahoma Real Estate LP, to: 1. Remove proposed parapet on existing building; 2. Leave existing roof sign where it is; 3. Move proposed attached wall sign to be on south façade of addition; and 4. Revise finish of addition to be painted concrete block.
5. **DTCA-25-00011 at 400 SW 15th Street (DTD-2).** Application by Geoffery Evans, PDG, LLC, for Brandon Boydston, City of Oklahoma City Parks & Recreation Dept., to: Redevelop Wiley Post Park north of the Oklahoma City River: 1. Demolish parking lot, trees, sidewalk, roadway, curb, gutter and portions of the trail; 2. Construct amphitheater, plazas, parking lot, sidewalks, steps, trail, curb, gutter and driveway; 3. Install stone benches, stone walls, concrete walls, chairs, picnic tables, bike racks, tables, benches, drinking fountains, shade umbrellas, kite shade structures, pavilions, play equipment, handrails, and landscaping; 4. Relocate the Oklahoma River Trail sign; and 5. Construct/install monument sign.
6. **DTCA-25-00015 R1 at 616 NW 5th Street (DBD).** Application by Marc Weinmeister, Oklahoma City Renaissance Investment Group, to: 1. Install blade sign on north facade; and 2. Install attached wall sign.
7. **DTCA-25-00021 at 228 Robert S Kerr Avenue (DBD).** Application by at 131 Dean A McGee Avenue (DBD). Application by Jason McWilliams, Impressions Printing, for Judy Hatfield, Manager, Carnegie Centre, LLC, to: 1. Remove signs on south façade; and 2. Install sign on south façade.
8. **DTCA-25-00022 at 301 NW 13th Street (DTD-1).** Application by Scott Adamson, Nabholz Construction, for Tandel Veleker, Pivot Real Estate Management, to: 1. Replace damaged glass blocks on south façade with new glass block with same appearance; 2. Remove two doors on south façade and replace with storefront windows with anodized aluminum frames; 3. Install attached wall sign on south façade; and 4. Install canopy sign on south façade.
9. **DTCA-25-00024 at 25 NE 10th Street (DBD).** Application by Darin Miller, OK Tenth Partners, to: Demolish building and fence.

10. DRCA-25-00028 at 301 S EK Gaylord Boulevard (DD). Application by Lucy Albers, Paycom Center, for Kristin Chambless, JDHQ/Atrium Hospitality/ Courtyard by Marriott, to: 1. Install supergraphic banners.

B. Comments from Planning Department Staff

C. Comments from Commission Members

D. Next Meeting Date

1. The next regular Commission meeting is **Thursday, May 15, 2025**. New applications were to be submitted to staff by **4:00 p.m., Tuesday, April 15, 2025**. Revisions and information on continued projects are to be submitted by **Tuesday, April 22, 2025**.

IX. Adjourn